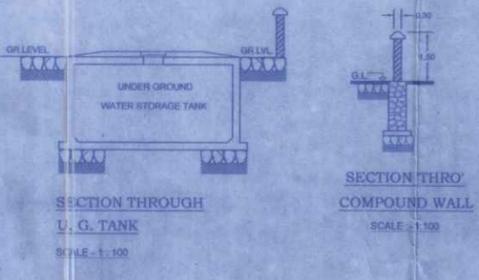
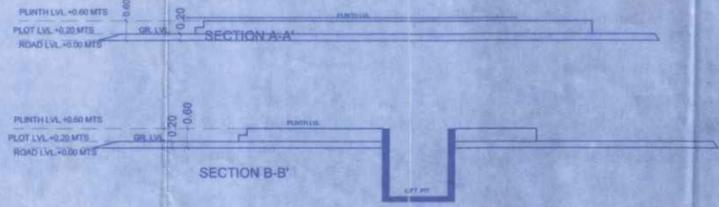
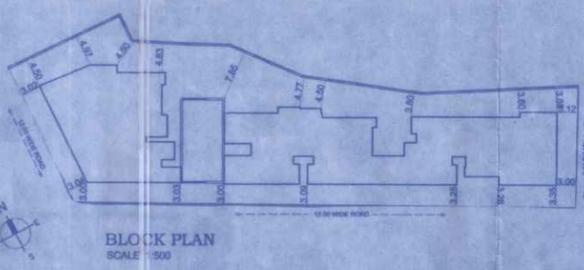


PLOT AREA DIAGRAM
SCALE 1:500

Sr.No.	Dimensions	Area (SQ.MT.)
1	1/2 X 8.64 X 21.13	91.28
2	1/2 X 10.49 X 22.02	114.58
3	1/2 X 14.98 X 22.02	164.93
4	1/2 X 5.16 X 18.12	46.75
TOTAL AREA OF OB - 6		517.54
5	1/2 X 9.60 X 21.75	104.40
6	1/2 X 13.09 X 20.18	132.06
7	1/2 X 6.49 X 20.68	67.11
8	1/2 X 7.09 X 24.37	86.39
9	1/2 X 10.25 X 39.60	207.9
10	1/2 X 9.58 X 39.60	189.68
11	1/2 X 1.37 X 33.75	33.12
12	1/2 X 4.15 X 33.83	70.19
13	1/2 X 9.26 X 32.47	150.34
14	1/2 X 6.42 X 22.93	73.82
15	1/2 X 8.53 X 22.93	97.80
16	1/2 X 3.88 X 19.97	38.74
17	1/2 X 6.39 X 19.97	65.80
TOTAL AREA OF BLDG NO. 35		1238.37
TOTAL PLOT AREA		1755.91

SETBACK AREA CALCULATION BLDG. NO.35
SCALE 1:500

Sr.No.	Dimensions	Area (SQ.MT.)
R4	1/2 X 4.75 X 0.08 X 1 NO	0.19
R5	1/2 X 7.23 X 0.17 X 1 NO	0.61
R6	1/2 X 6.69 X 0.20 X 1 NO	0.67
R7	1/2 X 17.18 X 0.42 X 1 NO	3.61
R8	1/2 X 13.10 X 0.24 X 1 NO	1.57
R9	1/2 X 9.60 X 0.27 X 1 NO	1.30
R10	1/2 X 8.74 X 0.18 X 1 NO	0.79
R11	1/2 X 7.20 X 0.35 X 1 NO	1.26
R12	2/3 X 7.92 X 0.35 X 1 NO	1.39
R13	1/2 X 9.85 X 0.32 X 1 NO	1.58
R14	1/2 X 5.68 X 0.35 X 1 NO	0.99
R15	1/2 X 2.81 X 0.35 X 1 NO	0.49
R16	1/2 X 0.46 X 0.06 X 1 NO	0.01
R17	1/2 X 4.74 X 0.25 X 1 NO	0.59
TOTAL ADDITION		15.05



PROFORMA - A

Sr.No.	DESCRIPTION	AREA IN SQ.M.
1	Area of plot as per Demarcation	1667.57
b	As per Lease deed	
c	As per Layout	
2	Deductions for	
a	Road setback	18.37
b	Proposed D.P. road	
c	Any reservation	
Total (a+b+c)		18.37
3	Balance area of plot (1-2)	1649.20
4	Additions for F.S.I Proposal	
5	Road Setback	18.37
6	Net Area of plot	1667.57
7	Permissible F.S.I	3.00
8	a Permissible built-up area as per DCR 31(3)	5004.71
b	Additional built-up Proposed (a) of layout: (48X 36TN) = 1675	3403.00
c	Total Permissible built-up area (8a + 8b)	8407.71
9	Proposed B.U.A	
a	Residential built-up area	0.00
b	Non residential built-up area	0.00
c	Mhuda share (for DB plot i.e. 501.72 x 3 x 60% = 903.30)	0.00
d	Area available to society (9C - 9C)	0.00
10	Total built-up area proposed (9a+9b)	0.00
11	FSI consumed (10/6)	0.00
B	Details of FSI available as per DCR 31(3)	PERMISSIBLE PROPOSED
1	Fungible built-up area component permissible wide residential (3a x 35%)	DCR 31(3) on 0.00 0.00
2	Fungible built-up area component permissible wide residential (3b x 35%)	DCR 31(3) on non 0.00 0.00
3	Fungible built-up area component permissible wide residential (3c x 35%)	DCR 31(3) for 0.00 0.00
4	Total gross built-up area permissible (8a+8b1+82)	0.00
5	Total built-up area proposed (Residential)(9a+9b)	0.00
6	Total gross built-up area proposed (83+84)	0.00
7	FSI consumed (83/6)	0.00
C	Tenements Statement	
i	Proposed Res.built up area	0.00
ii	Less non residential tenements (Shops)	0.00
iii	Tenement density permissible per hecter for FSI one	
iv	Tenement permissible on the plot	0
v	Tenement proposed	0
vi	Total Tenementation the plot (iv-iv)	0
D	Parking Statement	
a	Parking required by rule as Reg. 44 (2) of DCR 2034	0
b	Total parking provided	0

FORM II (PROFORMA B)

CONTENTS OF SHEET :
PLINTH LVL PLAN, SECTION A-A , B-B, BLOCK & LOCATION PLAN.

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED RE-DEVELOPMENT FOR BLDG. NO. 35 MEGHDOOT C.H.S. LTD., & OFFICE BUILDING NO.6 SUBHASH NAGAR, ON PLOT BEARING CTS NO 831 (PT), VILLAGE CHEMBUR, MUMBAI - 71.

CERTIFICATE OF AREA
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 1667.596 METERS (ONE THOUSAN SIXTY EIGHT FORTY EIGHT ONLY) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A.D.A. RECORDS.

SACHIN RAKSH
L.S.R/172/L8/2009

NOTE:
1. ALL DIMENSIONS AREA IN METERS
2. SCALE OF USE
a) FLOOR PLAN 1:100
b) BLOCK PLAN 1:500
c) LOCATION PLAN 1:4000
3) THE PLANS ARE PROPOSED AS PER PROVISION OF DCR 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME.
4) DIMENSIONS ISSUED IN BOOK FOLLOWED.
5) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

STAMP OF DATE OF RECEIPT OF PLANS :

STAMP OF APPROVAL OF PLANS:

Approved subject to conditions mentioned in this office Letter No. Mhada - 29/1/2023
Date 23 OCT 2023

Ex. Eng. Bldg. Permission Cell, Mumbai (E.S.)
Maharashtra Housing & Area Development Authority

NAME AND ADDRESS OF LICENSED SURVEYOR
Sachin Raksh Consultants
18, R/172/L8/2009
MUMBAI

NAME AND SIGN. OF OWNER :
M/S. VAIKUNTH BUILDERS & DEVELOPERS
C.A. TO SUBHASH NAGAR MEGHDOOT CHS LTD.

DRAWING TITLE: ZERO F.S.I. PLAN
DRWG NO.: 1/1
SCALE: AS STATED
DATE: 19/10/2023
DRAWN: RAHUL
CHECKED: SACHIN